

<b>9. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community? No. There are no communities sharing boundaries with the property.				X
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No. Part of the 199 – 2028 City of California City Redevelopment Plan Project Area Environmental Impact Report (EIR) (SCH #871109128). This project is consistent with the City's adopted 2009 – 2028 General Plan. (SCH #1992062069).				X
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan? No per the Biological Resource Assessment of APN 225-013-25, dated 10/29/2017. This project is not expected to result in a significant adverse impact to biological resources.				X
<b>10. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No. There are no known mineral resources in the City according to the City's General Plan Land Use, Safety, Open Space and Conservation Elements, SCH #1992062069.				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No. There are no locally-important mineral resource recovery sites delineated on a local general plan, specific plan or other land use plan in the City according to the City's General Plan Land Use, Safety, Open Space and Conservation Elements, SCH #1992062069.				X
<b>11. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No. The property is located near Highway 14, in a rural area, surrounded by vacant lots.				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? No. It will be used for regional commercial development: a RV sales lot, convenient store, and other retail commercial spaces for rent.				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No. It will be used for regional commercial development: a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No. It will be used for regional commercial development: a RV sales lot, a convenient store, etc.			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No. Project is within 5 miles of the City's Municipal Airport. No additional over flight noise is expected other than what is customary.				X

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No. There are no private airstrips within the City.			X	
<b>12. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? No. The property will be used as a regional commercial for RV sales, convenience store, and other retail commercial spaces for rent.				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No. There are no existing housing in this area. It is vacant land. Currently zoned O / RA, Open Space / Residential Agriculture. The rezoning to C5 regional commercial would make better use of the property.				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No. Currently vacant land and will not displace people.				X
<b>13. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? No. Commercial buildings will be equipped with sprinkler systems; installation of commercial fire hydrants will be required at a distance specified by the distance specified by the California City Fire Department.				X
b) Police protection? No. Will be consistent with what is planned in the General Plan.				X
c) Schools? No. This will be a regional commercial development.				X
d) Parks? No. This will be a regional commercial development.				X
e) Other public facilities? No. The project area will increase revenue for the City.				X
<b>14. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Potentially. Currently the area is vacant land. The zone change is consistent with City's general plan for the area.				X

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No. It is for regional commercial development: an RV sales lot, convenience store, and other commercial spaces for rent.				X
<b>15. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No. It is a regional commercial development: a recreational vehicle sales lot, a convenient store, and other retail commercial spaces for rent.				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Potentially. However, it is consistent with City's general plan.				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? No. It is a regional commercial development.				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? No. Changes are proposed to the approved transportation system.				X
e) Result in inadequate emergency access? No. Changes are proposed to the approved transportation system. Access roads will be included in future plans.				X
f) Result in inadequate parking capacity? No. Parking areas will be included in future development plans.				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No. Parking areas will be included in future development plans.				X
<b>16. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). No. This property is not associated with a Tribal Plan. If a tribal cultural item, place, or other resource is found during excavation/construction, all work would be suspended until the area has been thoroughly examined.				X
b) A resource determined by the lead agency, in its discretion and is supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe. No. This property is not associated with a Tribal Plan. If a tribal cultural item, place, or other resource is found during excavation/construction, all work would be suspended until the area has been thoroughly examined.				X

<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No. See Page 1, #8, Paragraph 2 of this document. Septic systems are proposed.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. See Page 1, #8, Paragraph 2 of this document. Septic systems are proposed.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. Drainage will be retained onsite.				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Existing, new, or expanded water supply entitlements and resources are or will be consistent with the City's plan. The lot will be developed for regional commercial use.				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No. The project site will have septic systems.				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No impact. The project site will have septic systems.				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? No impact. Development will comply with federal, state, and local statutes and regulations related to solid waste. The City will review and approve each phase of the development.				X
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. See Initial Biota Study and answers above. The project is not expected to result in a significant adverse impact.				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? No. Zone change from O/RA to C5.				X

c)Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No. Zone change from O/RA to C5.				X
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